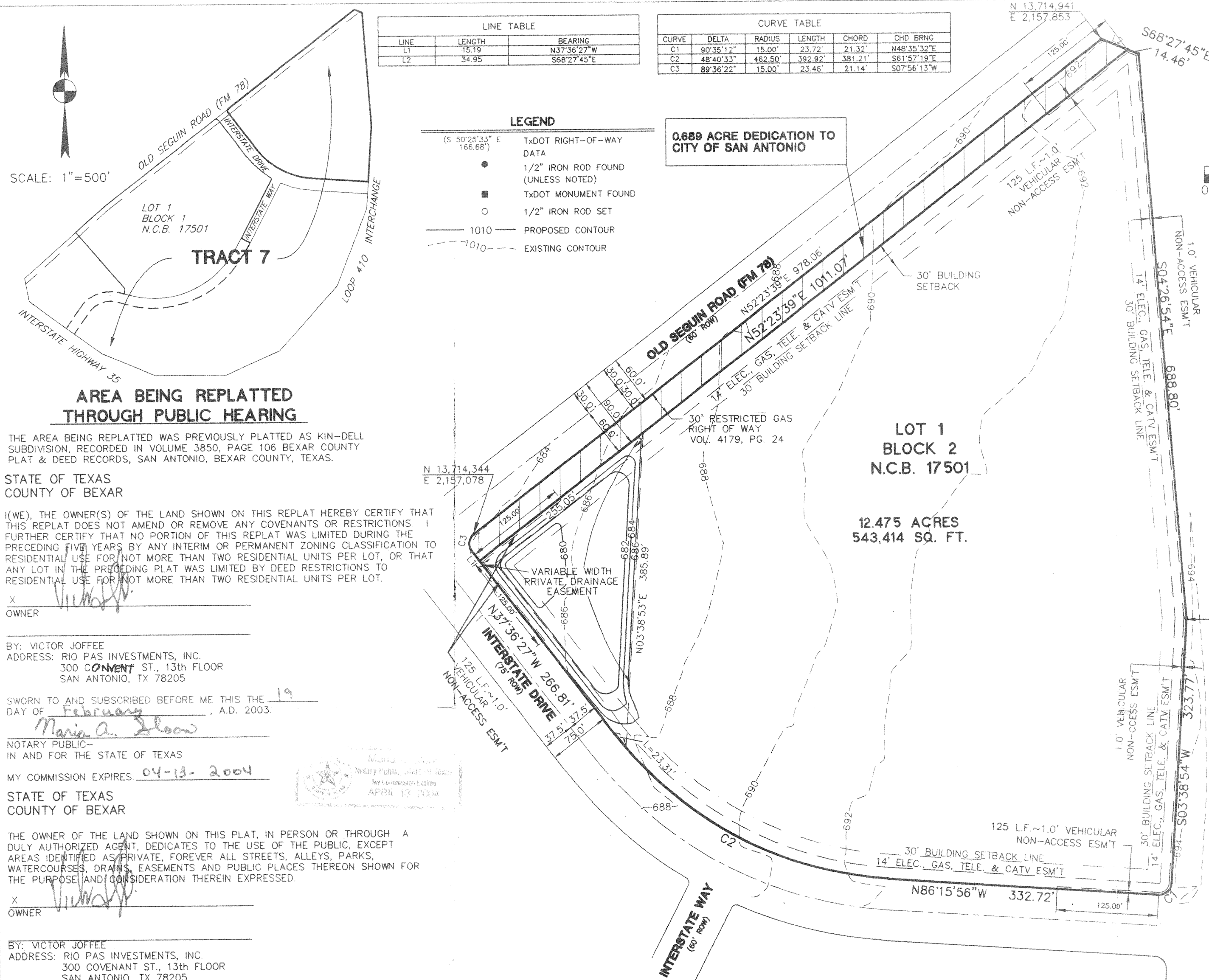


Book: 2003-04-06, 40079  
Page: 2007-01-06  
Filed: 2/13/03  
SEAL: 2/13/03  
COUNTY: BEXAR  
RECORDING: 2/13/03  
RECORDING: 2/13/03  
RECORDING: 2/13/03



### AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS KIN-DELL SUBDIVISION, RECORDED IN VOLUME 3850, PAGE 106 BEXAR COUNTY PLAT & DEED RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

X  
OWNER

BY: VICTOR JOFFEE  
ADDRESS: RIO PAS INVESTMENTS, INC.  
300 COVENANT ST., 13th FLOOR  
SAN ANTONIO, TX 78205

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19  
DAY OF February, A.D. 2003.

NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-13-2004

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE (AND) CONSIDERATION THEREIN EXPRESSED.

X  
OWNER

BY: VICTOR JOFFEE  
ADDRESS: RIO PAS INVESTMENTS, INC.  
300 COVENANT ST., 13th FLOOR  
SAN ANTONIO, TX 78205

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR JOFFEE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19  
DAY OF February, A.D. 2003.

NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-13-2004

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

James W. Russell 2/18/03

JAMES W. RUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4230

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

COY.D. ARMSTRONG, P.E. 2/18/03  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NUMBER 87617

### REPLAT ESTABLISHING INTERSTATE BUSINESS PARK, UNIT-3

BEING 13.164 ACRE (573,429 SQUARE FOOT) TRACT, OUT OF TRACT 7, NCB 10584, THE KIN-DELL SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 3850, PAGE 106 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF INTERSTATE BUSINESS PARK, UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12 DAY OF March, A.D. 2003.

BY: Heidi L. Hargrett  
CHAIRMAN

BY: Carol J. Hargrett  
SECRETARY

GENERAL NOTES:  
1) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.  
2) COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.  
3) STREETSCAPE TREE REQUIREMENTS WILL BE ADDRESSED AT BUILDING PERMIT APPLICATION.

UTILITY NOTES:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, ERECTING POLES, OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES ARE DESCRIBED BELOW: NONE.

WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:  
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

SAWS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR WATER DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND METER READING, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT LAND AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I, Garry Dickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14th DAY OF March, A.D. 2003, AT 11:13 A.M. AND DULY RECORDED THE 14th DAY OF March, A.D. 2003, AT 2:35 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9556 ON PAGE 201.

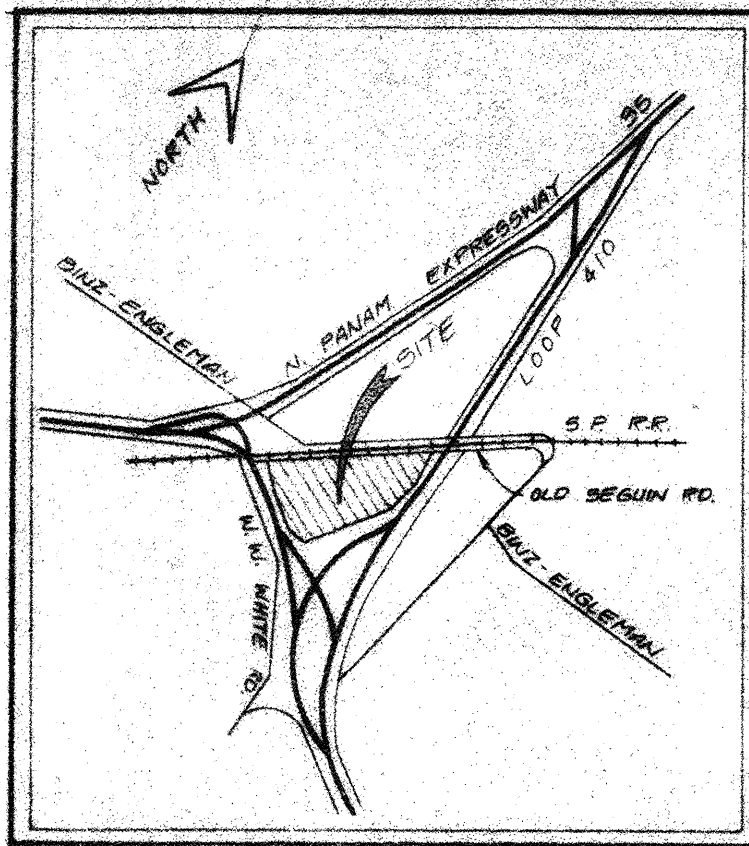
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 14th DAY OF March, A.D. 2003.

COUNTY CLERK, BEXAR COUNTY, TEXAS

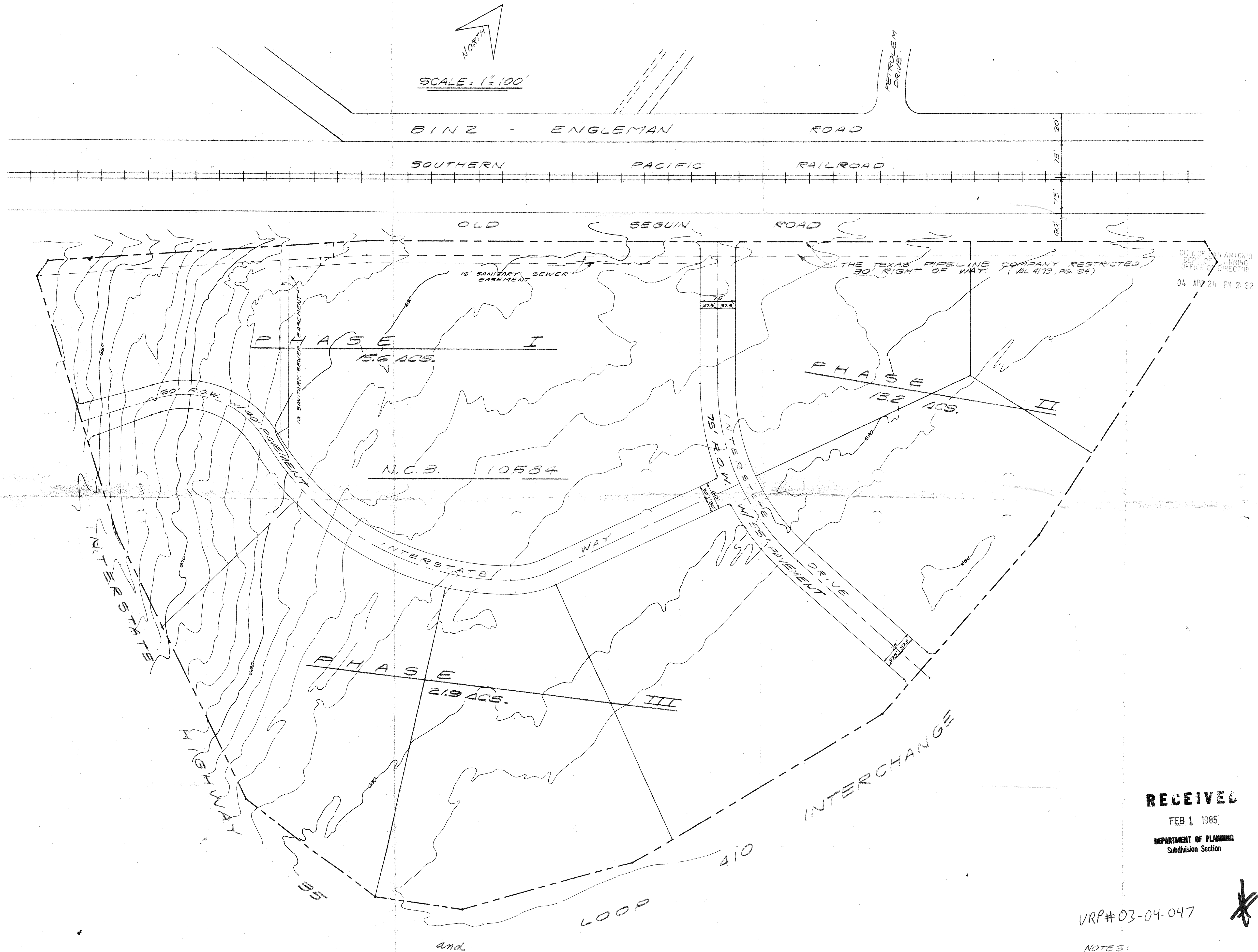
BY: Wanda Rodriguez, DEPUTY

**Bury+Partners** Consulting Engineers and Surveyors  
San Antonio, Texas Tel 210/525-9090 Fax 210/525-0529  
©Copyright 2003 Bury+Partners, Inc. SHEET 1 OF 1





LOCATION MAP



CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR 24 PM 2:32

RECEIVED

FEB 1 1985

DEPARTMENT OF PLANNING  
Subdivision Section

VRP#03-04-047

153

- NOTES:
1. ZONING CLASSIFICATION I-1
  2. WATER DISTRIBUTION and SANITARY SEWER SYSTEM SHALL BE BY THE CITY OF SAN ANTONIO SYSTEM.
  3. CROW - RIO PAZ DEVELOPMENTS 1900 INTERFIRST - 300 CONVENT SAN ANTONIO, TEXAS 78205

MACINA • BOSE • COPELAND & ASSOC., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216

(512) 349-0151

mbc

ENGINEERS

INTERSTATE BUSINESS PARK SUBDIVISION

P.O.A.D.P.

REVISIONS	DATE	NO.	DESCRIPTION	BY

DESIGN P.M.O.

DRAWN J. LOPEZ

CHECKED J.M.

DATE 12-1-84

JOB No. 2-446

SHT. 1 OF 1



**City of San Antonio**  
**New**  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # VRP#03-04-047  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: Rio Pas Investments, Inc. Phone: (210) 271-7947 Fax: (210) 271-0309  
Address: 300 Covent St., 13th Floor, San Antonio, TX Zip code: 78205-3714  
Engineer/Surveyor: Bury+Partners, Inc. Phone: (210) 525-9090 Fax: (210) 525-0529  
Address: 10000 San Pedro Ave., Ste. 100, SA, TX Zip code: 78216

1. Name of Project: Interstate Business Park
2. Site location or address of Project: FM 78, Interstate Highway 35, and Loop 410

3. Council District 2 ETJ NA Over Edward's Aquifer Recharge? ( ) yes (x) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

The purpose is to continue to develop the area identified within the Interstate Business Park Preliminary Overall Development Plan. The area was and continues to remain zoned I-1. The site has been and continues to be developed as a commercial development. Four existing commercial buildings have been built and four additional commercial buildings have been proposed. The intended uses are all those allowed within I-1 zoning. The anticipated use is office/warehouse.

5. What is the date the applicant claims rights vested for this Project? 2/19/1985
6. What, if any, construction or related actions have taken place on the property since that date?  
Several commercial building were constructed with Interstate Business Park Unit 2 subdivision. Interstate Way and Interstate Drive (city R.O.W.) were constructed. A new commercial building has just been approved for building permit associated with Interstate Business Park Unit 3.

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: Interstate Business Park # 153

Date accepted: 2/19/1985 Expiration Date: 8/21/1986 MDP Size: 52 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Interstate Business Park Plat # 850096 Acreage: 3.104

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Interstate Business Park Plat # 850096 Acreage: 3.104 Approval

Date: 5/20/1985 Plat recording Date: 5/20/1985 Expiration Date: \_\_\_\_\_ Vol./Pg. 9509/147

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

Interstate Business Park Unit 2, Plat ID# 850225, 12.505 Acres, Vol. 9509, Pg. 206

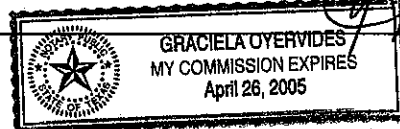
Interstate Business Park Unit 3, Plat ID# 030111, 13.164 Acres, Vol. 9556, Pg. 203

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Victor Joffe Signature: \_\_\_\_\_ Date: 4/30/2003

Sworn to and subscribed before me by VICTOR JOFFE on this 15<sup>th</sup> day of MAY in the year 2003, to certify which witness my hand and seal of office.





## Letter of Transmittal

To: **Michell Gonzales**

Project No.: **329-02.01**

Company: **City of San Antonio -- Planning Department**

Date: **05/01/03**

Address: **1901 S. Alamo Street**

cc:

**San Antonio, Texas 78204**

Re: **Interstate Business Park**

☐ Delivery

☐ Overnight

☐ Pick-Up

☒ Courier

☐ U.S. Mail

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 APR 31 PM 2:55

Quantity	Description of Item(s)
2	Vested Rights Permits (with new Forms)
1	Check payable to City of San Antonio (\$160.00)
2	POADP #153
2	Interstate Business Park Units 1, 2, & 3

~Notes~

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By:

**Bill Fey, E.I.T.**

*[Signature]*  
/GC



INTERCONTINENTAL FINANCIAL SERVICES CORP.  
OPERATING ACCOUNT  
300 CONVENT STREET, SUITE 1350  
SAN ANTONIO, TEXAS 78205

BANK ONE, N.A.  
HOUSTON, TEXAS  
88-140-1131

27280

April 22, 2003

PAY TO THE ORDER OF City of San Antonio

One Hundred Sixty Dollars and Zero Cents

\$ 160.00

DOLLARS

Vested rights app. fee

Rio Pas Investments

MEMO T0142884 K027280 C659025 D601024 R615118 B559025

⑈027280⑈ ⑆1310140⑆

9319962149⑈

Nº

Security Features Included.



Details on back.